

# HELPFUL INFORMATION

I know potential buyers are always curious about the house's history. Our goal is to front-load all the disclosures and answer all your questions ahead of time so that you can better serve your clients. There is nothing better than having answers when your clients ask; hopefully, this makes you look good in front of them. :)

This home was purchased at a foreclosure auction in 2022 to be lived in as a personal residence. The owner spent over 150K renovating this home over the span of almost two years. Due to a relocation up North to Orange County, the home is being listed and sold to hopefully your buyers.

A list of improvements that has been done to the property, along with how to write a winning offer will be provided below.

Thank you for taking the time to read and learn about my sellers. Call me if you have any questions, I am happy to chat anytime.

## LIST OF IMPROVEMENTS

- New Interior and Exterior paint - 2023
- New gutters, lighting, Landscape - 2023
- Chimney Cleaned - 2023
- Backyard Deck & Porcelain Pavers - 2024
- Dusk to Dawn Censored Lighting - 2024
- Entire House Re-pipe with copper
- New Tankless Water Heater
- New electrical & Lighting rewire
- New 4-ton HVAC system, new furnace in attic
- New Kitchen & Appliances
- New Flooring throughout
- New Bathrooms - hand-picked tile from Spain
- Recessed lighting throughout
- New Ceiling fans
- New Attic insulation
- New Skylights

This list doesn't do it justice. Come see this home and your clients will fall in love.

THANK YOU FOR SHOWING

# HOW TO WRITE A WINNING OFFER

- Seller vesting is the following:  
Cherina Belanger
- Submit with the seller's choice of services.
- Include POF and full DU approval if financing is needed.
- Sellers can close as quickly as you need.
- If financing, please leave termite out of the contract. We can provide a report, and you can request a credit in an RR, or factor it into your offer if work needs to be done.
- The seller will pay for a HW of up to \$650.00.
- Washer and Dryer is EXCLUDED
- Fridge and Ring Cameras are INCLUDED
- Offers with quicker contingencies and closing dates will be looked upon more favorably.
- Email offers to [Brandon@BayBrookRealty.net](mailto:Brandon@BayBrookRealty.net), call or text if you have any questions prior to writing.